



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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July 1, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: ACCEPTANCE OF TRACT NO. 53645  
UNINCORPORATED LA PUENTE AREA  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

This action provides for the approval of the final map for Tract No. 53645 and acceptance of dedications as indicated on said final map.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Make findings as follows:
  - a. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Los Angeles County General Plan as required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.
  - b. That this project complies with the provisions of Sections 66474, 66474.1, and 66474.6 of the State Subdivision Map Act.

Board of Supervisors  
GLORIA MOLINA  
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Fifth District

- c. That the development of the property, in the manner set forth on the proposed division of land, will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the proposed division of land pursuant to Section 66436(a)3A(i-viii) of the State Subdivision Map Act.
2. Approve the final map for Tract No. 53645.
3. Accept grants and dedications as indicated on said final map.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to approve the final map for Tract No. 53645. The subdivision of land is regulated by State law and local ordinance. Once the subdivider obtains County approval of a tentative map and complies with the tentative map conditions of approval, the final map shall be approved and recorded.

Section 66458(a) of the State Subdivision Map Act requires approval of a final map if it is found to be in substantial compliance with a previously approved tentative map/conditions of approval. The Department of Public Works' (Public Works) review indicates that this final map is in substantial compliance with the tentative map and conditions of approval that were approved August 21, 2002.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Organizational Effectiveness (Goal 3) by coordinating with other departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund. The lots created by the recordation of this final map provide additional property tax revenue.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Prior to recordation, approval of the subject final map by your Board is required per the State Subdivision Map Act and Title 21 of the Los Angeles County Code.

This 3.2 acre tract creates five lots, which will be developed to include four new single-family residences. The existing church facility will remain on the other lot. The subject final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the Subdivision Map Act. Public Works' review indicates that all State and local provisions and legal requirements have been met on this final map.

All agreements and improvement securities, which were required as a condition of the subdivision, have been accepted on behalf of the County by the appropriate official.

Section 66474 of the State Subdivision Map Act states that a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings: (a) that the proposed map is not consistent with applicable general and specific plans as specified in Section 65451; (b) that the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans; (c) that the site is not physically suitable for the type of development; (d) that the site is not physically suitable for the proposed density of development; (e) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; (f) that the design of the subdivision or type of improvements is likely to cause serious public health problems; or (g) that the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Section 66474.1 of the State Subdivision Map Act states that a legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map.

Section 66474.6 of the State Subdivision Map Act states that the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to

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Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.

#### **ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration for Tentative Tract No. 53645 was adopted by a Hearing Officer on August 20, 2002, and there is no substantial evidence the project will have a significant effect on the environment.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No adverse impact.

#### **CONCLUSION**

Please return one adopted copy of this letter to Public Works, Land Development Division.

Respectfully submitted,



WILLIAM T FUJIOKA

Chief Executive Officer

WTF:DDE  
DH:ca

c: County Counsel